

\$249,900 - 5220 46 Street, Lloydminster

MLS® #A2248496

\$249,900

3 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.14 Acres

West Lloydminster, Lloydminster, Alberta

Nice bungalow with lots of upgrades put into it. This 864 square foot home has 3 bedrooms and 2 full bathrooms. The main level has just seen brand new flooring installed, new doors, new windows and numerous updates to the bathrooms. Upstairs has a big south facing living room and great kitchen/dining room attached. There are 2 bedrooms up and a shared full bathroom that has a newer tub and new shower doors being installed soon. Downstairs is currently set up to be a separate rental suite with a large master bedroom, walk in closet and beautiful ensuite bathroom. Opposite the bedroom is a family room and kitchen providing options for investment and supplemental income to cover the mortgage. Outside you can enjoy a big backyard deck with lots of room for patio furniture and built in seating. This corner lot is private and fenced, the double attached garage is a great for 2 vehicles or all your toys and storage. A great family home or rental property potential.

Built in 1953

Essential Information

MLS® #	A2248496
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	864



Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5220 46 Street
Subdivision	West Lloydminster
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0C8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Insulated
# of Garages	2

Interior

Interior Features	See Remarks, Walk-In Closet(s)
Appliances	Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot, Corner Lot, Garden, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	74

Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.